

ASX ANNOUNCEMENT

LDR Capital Property Fund (ASX: LED)

2 June 2026

LED COMMENCES PORTFOLIO REPOSITIONING

LDR Capital Property Fund (ASX: LED) (“**LED**”, or the “**Fund**”) is pleased to announce the exchange of contracts for the sale of 34 Corporate Drive, Cannon Hill for \$24.8 million.

The transaction represents a first step in LED’s strategy to recycling non-core assets and reposition the portfolio toward modern in demand buildings that provide for sustainable and growing distributions.

34 Corporate Drive is a secondary grade office asset located approximately 10 kilometres south-east of the Brisbane CBD. The asset is being sold to Aequitas Group at a 4.6% discount to book value, consistent with current market conditions for comparable secondary office assets.

In the 1H26 financial results, LDR Capital outlined five priority areas including:

- Immediate reduction in fund level expenses
- Detailed review of each asset with acute focus on leasing and property management
- Review of all service contractors (both property and fund level) to improve quality and/or reduce costs
- Explore asset recycling and re-investment opportunities
- Review debt, hedging profile and terms of finance

The Transaction is consistent with LDR Capital’s priority areas.

Paul Lederer, Chairman of LDR Capital said: “Asset recycling is an important first step to repositioning LDR Capital Property Fund. Our goal is simple. Reshape the portfolio to focus on strong defensive cashflows that will underpin a sustainable distribution and NTA growth into the future”.

Asset details

34 Corporate Drive, Cannon Hill	
Net leasable area (NLA)	5,339
Grade	Secondary
Cap rate	7.50%
Occupancy	100%

Proceeds of the sale will initially be used to repay debt. Settlement is expected to occur on 15 June 2026. The Transaction will not impact FY26 distribution guidance.



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END ANNOUNCEMENT

This announcement has been authorised for release by Ben Norman, a Director of Evolution Trustees Limited, the responsible entity of LDR Capital Property Fund.

About LDR Capital Property Fund (ASX: LED)

LDR Capital Property Fund is an externally managed real estate investment trust that invests in Australian commercial office assets.

About LDR Capital Pty Ltd

LDR Capital is a real estate funds management platform established in 2025 for the purpose of managing the real estate assets of the Lederer Group and other like-minded investors. LDR Capital currently manages approximately \$1.6bn in real estate assets.